

**MANAGEMENT CERTIFICATE
FOR
FAIRWAYS AT RIVERCHASE OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of Fairways at Riverchase Owners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Fairways at Riverchase
2. The name of the Association: Fairways at Riverchase Owners Association, Inc
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Fairways at Riverchase Owners Association, Inc
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

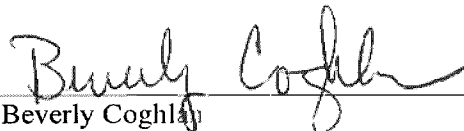
**FAIRWAYS AT RIVERCHASE OWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: _____

Name: Beverly Coghlan



STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30th day of August, 2023, by Beverly Coghlan, Agent for the Association of FAIRWAYS AT RIVERCHASE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

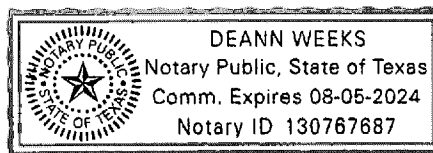


EXHIBIT A

Document	Recording Information
Fairways at Riverchase - March 23, 1993	Document No. 199300561428
Declaration of Covenants, Conditions and Restrictions for Fairways at Riverchase Owners Association - February 2, 1994	Document No. 199400217914
First Amendment to Declaration – March 18, 1998	Document No. 199800074980
Correction to First Amendment to Declaration – October 19, 1998	Document No. 199800337300
Second Amendment to Declaration – April 21, 2020	Document No. 202000102434

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300175995

eRecording - Real Property

Recorded On: August 31, 2023 10:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300175995
Receipt Number: 20230831000201
Recorded Date/Time: August 31, 2023 10:40 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.